
Element Consolidation: Streamlining Local General Plans



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Introduction

This advisory memo supplements the *General Plan Guidelines*. The Guidelines details the state requirements for local general plans through discussion of each of the seven mandatory elements and their component issues. This memo provides additional information on formats that consolidate two or more elements of the plan in order to eliminate redundant discussions of issues.

The general plan statutes describe the mandatory general plan issues element-by-element. Most general plan amendments and revisions occur similarly, in an incremental fashion one element at a time. In order to simplify the presentation and description of the required planning issues, the General Plan Guidelines focuses on each of the elements in turn.

Merging elements to eliminate redundancies is of little interest where only small general plan changes are

being made. On the other hand, when a city or county is preparing either to write a new general plan or to revise two or more related elements of their existing general plan, combining the discussion of related issues into functional chapters is worth considering. The following discusses some of the many ways in which cities and counties have consolidated the elements of their general plans.

Like the General Plan Guidelines, the scope of this advisory memo is primarily limited to the elements and planning issues described in state planning law (Government Code Sections 65100 et seq.). However, local governments can and do combine optional elements in the same ways that the required elements are combined. Also, the new functional elements may include issues that are of particular relevance locally.

Local Flexibility

“The general plan may be adopted in any format deemed appropriate or convenient by the legislative body, including the combining of elements.”

Government Code Section 65301 (excerpt)

California planning law establishes the minimum contents and scope of local general plans. Each general plan must address the issues identified in the Planning Law to the extent that such issues are locally relevant. Although the Planning Law categorizes planning issues under seven “elements” (land use, circulation, open-space, conservation, housing, noise, and safety), there is no requirement that local general plans contain seven discrete sections. In fact, where a decade ago many general plans were comprised of several stand alone elements under separate covers, nearly all new plans are written as a single document. The various elements are found in separate chapters or sections of that document.

Numerous communities organize their general plans along functional lines, addressing the relevant issues in the context of elements that are different from those enumerated in the state code. Most general plans also discuss non-mandatory issues such as economic development, public facilities, recreation, or community design.

Most general plans consolidate all of their elements in a single document. More often than not, these elements combine two or more of the statutory elements with additional issues of local concern. Each chapter or section of the plan describes a set of related issues under such titles as land use, transportation, housing, public facilities, natural resources, and health and safety.

Advantages

The advantages of combining elements are many-fold: redundancy is minimized; internal consistency is easier to maintain; functionally-related goals, objectives, and policies can be grouped together for easier reference; and, the general plan text can be held to a reasonable size, making the plan both easier to understand and to implement.

Streamlining to minimize duplication and overlap is a primary goal of element consolidation. For example, the Planning Law identifies flooding as an issue of concern in the land use, open-space, conservation, and safety elements. A consolidated plan might have an “environmental hazards element” containing a single set of goals and policies addressing issues such as flood

control, flood hazard, and land uses within areas subject to flooding.

All too often, when separate general plan elements are revised or adopted, inconsistencies seep in among the goals, objectives, policies and programs of the various elements. This is a real danger when the same or related issues are addressed independently in more than one element. Consolidation reduces the possibility of inconsistencies by reducing duplication.

Because of the overlap among the planning issues in state law, there are certain elements that are particularly suited to consolidation. For instance, under state law the land use and circulation elements must

be correlated; with the overlap between issues, a combined element may meet this requirement more efficiently. Safety and noise elements share the goal of avoiding environmental hazards. The open-space and conservation elements have many resource-related issues in common.

Although housing element concerns overlap land use and open-space issues, in order to ensure that the state Housing and Community Development Department can perform its mandated review of draft housing elements, we do not recommend that the housing element be combined.

Consolidation Models

Around the state, new general plans are commonly placing all their elements under one cover. The following models and examples illustrate some the ways in which consolidated plans may be organized. There is no “best” method — each community selects the format meeting its particular needs. In practice, general plans often incorporate more than one of these methods of organization.

When selecting the format of the general plan, keep the following goals in mind:

- the plan and its parts must address the statutory issues to the extent that they are locally relevant;
- the general plan must be internally consistent;
- goals, objectives, and policies must be understandable and practical to implement; and,
- the general plan documents should be as easy to use as possible.

In some communities, the general plan consists of “super-elements” which combine related issues — that would otherwise be found in several elements — into broad functional categories such as land use and transportation (addressing land use and circulation), environmental hazards (addressing safety and noise), natural resources (addressing open-space and conservation), and housing.

Other communities have taken a conservative approach and base each of their plans’ chapters on one or more of the seven statutory elements (and any optional elements). This welds the plan into a single document, but does not necessarily reduce redundancy or increase efficiency.

Now let’s look at four basic ways of organizing a local general plan. Keep in mind that these are idealized models and may not exactly match any existing plan.

Functional Consolidation

The General Plan Guidelines suggests consolidating along functional lines. For example, the planning issues identified in the seven statutory elements can be reorganized into four elements: Housing and Economic Development; Resources; Health and Safety; and Public/Quasi-Public Facilities and Services. Each of these would constitute a chapter in the general plan, along with any optional elements the jurisdiction wishes to include.

Natural Resources Emphasis

Some communities have adopted the Environmental Resources Management Element (ERME) concept of a resource-based plan. These plans combine the elements relating to resources or natural phenomena, such as Open-Space, Conservation, and Safety (e.g. wildland fires, landslides, surface rupture zones, etc.) and similar issues from the land use element, such as flood-prone areas and timberland productivity zones. This type of plan is suited to the areas with a concentration of natural resources or that must resolve conflicts between resources, natural hazards, and development.

A resource emphasis plan might combine statutory elements as follows:

- Environmental Resources Management Element — Open-Space, Conservation, Safety, Land Use (resources issues)
- Land Use and Circulation Element
- Housing Element
- Noise Element

Similarly, the statutory general plan issues can be organized around development constraints and opportunities. Here’s an example:

- Constraints Element — Land Use (resources issues), Open-Space, Conservation, and Safety
- Opportunities Element — Land Use (portion)
- Commercial and Industrial Element — Land Use (portion)
- Noise Element
- Circulation Element
- Housing Element

Land Use Emphasis

This combines the issues that are central to land development into a comprehensive “community development element.” This model is used in urban areas.

A land use emphasis plan might combine statutory elements as follows:

- Community Development Element — Land Use, Circulation, Housing, and Open-Space (open-space for managed production of resources)
- Open-Space and Conservation Element (open-space for preservation of natural resources, outdoor recreation, and public health and safety)
- Noise Element
- Safety Element

Or, opt for further consolidation in the following manner:

- Community Development Element — Land Use, Circulation, Housing, Open-Space (open-space for managed production of resources)
- Resource Management Element — Conservation and Open-Space (open-space for preservation of natural resources, outdoor recreation, and public health and safety)
- Hazard Management Element — Safety and Noise

Policy and Background Documents

Some communities have chosen to separate the policies of their general plan from background data and analysis. This makes it easy to refer to the policies at a glance. At the same time, background information is available for reference when it’s needed. Where the general plan is a large document, policies and background may be separate volumes.

Sample Layouts

The following chart conceptually illustrates how statutory issues can fit into the resources emphasis, land use emphasis, and partial consolidation models. The first vertical column on the left lists the standard elements and issues. Each of the other vertical columns represents one of the models. Within each model’s column and opposite each of the statutory issues is the particular element that would discuss that issue.

The chart uses the following abbreviations:

ERME	Environmental Resources and Management Element
LU/C	Land Use and Circulation Element
CE	Constraints Element
OE	Opportunities Element
C/I	Commercial and Industrial Element
CD	Community Development Element
OS/C	Open-Space and Conservation Element
RM	Resource Management Element
HM	Hazard Management Element
N/S	Noise and Safety Element
CIR	Circulation Element
H	Housing Element
N	Noise Element
S	Safety Element

Alternative Consolidation Methods

<i>Issues by Element</i>	<i>Resources Emphasis</i>	<i>Land Use Emphasis</i>	<i>Partial Consolidation</i>	<i>Land Use Emphasis II</i>	<i>Resources Emphasis II</i>
Land Use Element					
<i>Distribution of:</i>					
Housing, business, and industry	LU/C	CD	LU	CD	OE, C/I
Open space, including agricultural land	LU/C	CD	LU	CD	CE
Mineral resources and provisions for their continued availability	ERME	C/OS	OS/C	RM	CE
Recreation facilities and opportunities	ERME	C/OS	LU	RM	CE
<i>Location of:</i>					
Educational facilities	LU/C	CD	LU	CD	OE
Public buildings and grounds	LU/C	CD	LU	CD	OE
Future solid and liquid waste facilities	ERME	CD	LU	CD	CE
<i>Identification of:</i>					
Areas subject to flooding	ERME	S	N/S	HM	CE
Existing Timberland Preservation Zone lands	ERME	CD	LU	CD	CE
Circulation Element Issues					
<i>General location and extent of existing and proposed:</i>					
Major thoroughfares	LU/C	CD	CIR	CD	CIR
Transportation routes	LU/C	CD	CIR	CD	CIR
Terminals	LU/C	CD	CIR	CD	CIR
Other local public utilities and facilities	LU/C	CD	CIR	CD	CIR
Housing Element Issues					
<i>Assessment of immediate housing needs including:</i>					
Number of existing households and housing units	H	CD	H	CD	H
Level of payment compared to ability to pay: the number of very low and lower income households occupying units at a cost greater than 25% of their gross household income and comparison of the income distribution of low and moderate income households in the community to the range of costs of housing units for sale and rent in the community.	H	CD	H	CD	H

<i>Issues by Element</i>	<i>Resources Emphasis</i>	<i>Land Use Emphasis</i>	<i>Partial Consolidation</i>	<i>Land Use Emphasis II</i>	<i>Resources Emphasis II</i>
Housing Element Issues (continued)					
<i>Assessment of immediate housing needs including:</i>					
Overcrowding: the number of households living in overcrowded conditions (1.01 or more persons per room)	H	CD	H	CD	H
Housing stock conditions: the number of households living in housing units needing rehabilitation or replacement, identified separately for owner-occupied and renter-occupied units	H	CD	H	CD	H
Special needs: assessment of the special needs of large families, farmworkers, the elderly, the handicapped, families with female head of households, the homeless, and other groups the community deems appropriate	H	CD	H	CD	H
<i>Projected new construction needs including:</i>					
Analysis of population and employment trends and quantification of existing and projected housing needs for all income levels including the city's or county's share of regional housing needs and considering:	H	CD	H	CD	H
Housing market demand	H	CD	H	CD	H
Availability of suitable sites and facilities	H	CD	H	CD	H
Commuting patterns	H	CD	H	CD	H
Type and tenure of housing need	H	CD	H	CD	H
Farmworker housing needs	H	CD	H	CD	H
<i>Analysis of existing and potential sites for housing of all types in the jurisdiction including:</i>					
Survey of vacant residential zoned land and assessment of dwelling unit capacity and availability of infrastructure	H	CD	H	CD	H
Survey of existing and potential redevelopment sites	H	CD	H	CD	H
Survey of other sites suitable for residential development (e.g. public surplus land, under-utilized residential, commercial and industrial areas, mixed-use areas)	H	CD	H	CD	H

<i>Issues by Element</i>	<i>Resources Emphasis</i>	<i>Land Use Emphasis</i>	<i>Partial Consolidation</i>	<i>Land Use Emphasis II</i>	<i>Resources Emphasis II</i>
Housing Element Issues (continued)					
<i>Analysis of existing and potential sites for housing of all types in the jurisdiction including:</i>					
Identify adequate sites to "meet the community's housing goals," including making "adequate provision for the existing and projected needs of all economic segments of the community"	H	CD	H	CD	H
<i>Assessment of actual and potential governmental and non-governmental constraints on the maintenance, improvement, and development of housing for all income levels:</i>					
Local land use controls and development standards (e.g. lot sizes, density, unit sizes, height limits, lot coverage, etc.)	H	CD	H	CD	H
Local building codes and their enforcement	H	CD	H	CD	H
On- and off-site improvements required of developers	H	CD	H	CD	H
Local processing procedures, including zoning charges, use permits, building permits, environmental clearances, and any other types of permits, approvals, or clearances required prior to construction or rehabilitation of housing	H	CD	H	CD	H
Local fees and other exactions required prior to construction or rehabilitation of housing	H	CD	H	CD	H
Non-governmental constraints on the availability of housing, including availability of financing, price of land, and costs of construction	H	CD	H	CD	H
<i>Analysis of the opportunities for energy conservation in residential development including:</i>					
The design and construction of individual units	H	CD	H	CD	H
Subdivision design	H	CD	H	CD	H
Assessment of the effect of energy conservation measures on the cost of housing in the long run	H	CD	H	CD	H
Proximity of proposed residential development to employment centers, schools, and other services and availability of transit services	H	CD	H	CD	H

<i>Issues by Element</i>	<i>Resources Emphasis</i>	<i>Land Use Emphasis</i>	<i>Partial Consolidation</i>	<i>Land Use Emphasis II</i>	<i>Resources Emphasis II</i>
Conservation Element Issues					
<i>Conservation, development, and utilization of natural resources including:</i>					
Water and its hydraulic forces	ERME	C/OS	OS/C	RM	CE
Forests	ERME	C/OS	OS/C	RM	CE
Soils	ERME	C/OS	OS/C	RM	CE
Rivers and other waters	ERME	C/OS	OS/C	RM	CE
Harbors	ERME	C/OS	OS/C	RM	CE
Fisheries	ERME	C/OS	OS/C	RM	CE
Wildlife	ERME	C/OS	OS/C	RM	CE
Minerals	ERME	C/OS	OS/C	RM	CE
Other natural resources	ERME	C/OS	OS/C	RM	CE
Open Space Element Issues					
<i>Open space for the preservation of natural resources including, but not limited to:</i>					
Areas required for the preservation of plant and animal life including habitat for fish and wildlife	ERME	C/OS	OS/C	RM	CE
Areas required for ecologic and other scientific study	ERME	C/OS	OS/C	RM	CE
Rivers, streams, bays and estuaries	ERME	C/OS	OS/C	RM	CE
Coastal beaches, lakeshores, banks of rivers and streams, and watersheds	ERME	C/OS	OS/C	RM	CE
<i>Open space used for the managed production of resources including, but not limited to:</i>					
Forest lands, rangeland, agricultural lands and areas of economic importance for the production of food and fiber	ERME	CD	LU	CD	OE
Areas required for recharge of ground water basins	ERME	CD	LU	CD	OE
Bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries	ERME	CD	LU	CD	OE
Areas containing mineral deposits, including those in short supply	ERME	CD	OS/C	CD	OE

<i>Issues by Element</i>	<i>Resources Emphasis</i>	<i>Land Use Emphasis</i>	<i>Partial Consolidation</i>	<i>Land Use Emphasis II</i>	<i>Resources Emphasis II</i>
Open Space Element Issues (continued)					
<i>Open space for outdoor recreation including, but not limited to:</i>					
Areas of outstanding scenic, historic and cultural value	ERME	C/OS	OS/C	RM	CE
Areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams	ERME	C/OS	OS/C	RM	OE
Areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors	ERME	C/OS	OS/C	RM	OE
<i>Open space for public health and safety including, but not limited to:</i>					
Areas requiring special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs, and areas required for the protection and enhancement of air quality	ERME	S	N/S	HM	CE
Demands for trail-oriented recreational use	ERME	C/OS	OS/C	RM	OE
The feasibility of integrating city and county trail routes with appropriate segments of the California Recreational Trails System	ERME	C/OS	OS/C	RM	OE
Noise Element Issues					
Identification and appraisal of major noise sources	N	N	N/S	HM	N
Existing and projected levels of noise and noise contours for major noise sources	N	N	N/S	HM	N
Determination of the extent of "noise problems in the community"	N	N	N/S	HM	N
Selection and imposition of methods of noise attenuation and the protection of residences from excess noise	N	N	N/S	HM	N

<i>Issues by Element</i>	<i>Resources Emphasis</i>	<i>Land Use Emphasis</i>	<i>Partial Consolidation</i>	<i>Land Use Emphasis II</i>	<i>Resources Emphasis II</i>
Safety Elements Issues					
The effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure	ERME	S	N/S	HM	CE
The effects of slope instability leading to mudslides and landslides, subsidence, and other geologic hazards known to the legislative body	ERME	S	N/S	HM	CE
Mapping of known seismic and other geologic hazards	ERME	S	N/S	HM	CE
Flooding	ERME	S	N/S	HM	CE
Identification and appraisal of evacuation routes, peakload water supply requirements, and minimum road widths as they relate to identified fire and geologic hazards	ERME	S	N/S	HM	CE

We hope you have found this information helpful in preparing or updating your general plan. While consolidating the elements can minimize redundancy, make consistency easier to maintain, and reduce the text within a general plan, the various issues identified in Section 65302 must still be addressed as described in state planning law (Government Code Section 65100 et seq.). For a detailed description of the state require-

ments for local general plans, please refer to *The General Plan Guidelines* which are available by contacting the Governor’s Office of Planning and Research (OPR), (916) 322-3170. If you need further assistance you may call OPR’s planning unit at (916) 445-0613. Additional planning information is also available at the Land Use Planning Information Network (LUPIN) website: <http://ceres.ca.gov/planning/>.

City and County Examples

Following are the Tables of Contents from several city and county general plans. These illustrate some of the possible ways to organize a consolidated general plan. The examples are offered to stimulate ideas, not because they are the only or the “best” approaches.

Madera County General Plan

Adopted October 24, 1995

INTRODUCTION

Purpose and Nature of the General Plan
Structure and Organization of the General Plan

PART I: LAND USE/CIRCULATION DIAGRAMS AND STANDARDS

Land Use Diagram, Designations, and Standards
Land Use Diagram
Land Use Intensity Standards
Land Use Designations

Circulation Plan Diagram and Standards
Roadway System

PART II: GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

Section 1: Land Use
A. General Land Use
B. New Growth Areas
C. Residential Land Use
D. Commercial Land Uses
E. Industrial Land Use and Economic Development
F. Jobs-Housing Balance
G. Public and Quasi-Public Facilities
H. Visual and Scenic Resources
I. Scenic Routes
J. Interjurisdictional Coordination

Section 2: Transportation and Circulation
A. Streets and Highways
B. Transit
C. Transportation Control Measures (TCM)
D. Non-Motorized Transportation
E. Goods Movement
F. Air Transportation
G. New Growth Areas

Section 3: Public Facilities and Services
A. General Public Facilities and Services

B. Public Facilities and Services Funding
C. Water Supply and Delivery
D. Wastewater Collection, Treatment, and Disposal
E. Storm Drainage and Flood Control
F. Landfills, Transfer Stations, and Solid Waste Recycling
G. Law Enforcement, Fire, and Emergency Medical Services
H. Fire Protection Services
I. Schools
J. Utilities

Section 4: Recreational and Cultural Resources
A. Public Recreation and Parks
B. Private Recreational Facilities and Opportunities
C. Recreational Trails
D. Historical and Cultural Resources

Section 5: Agricultural and Natural Resources
A. Agriculture
B. Forest Resources
C. Wetland and Riparian Areas
E. Fish and Wildlife Habitat
F. Vegetation
G. Geologic Resources
H. Open Space for the Preservation of Natural Resources
I. Mineral Resources
J. Air Quality--General
K. Air Quality--Transportation/Circulation*
L. Air Quality--Woodburning Sources

Section 6: Health and Safety
A. Seismic and Geological Hazards
B. Flood Hazards
C. Fire Hazards
D. Airport Hazards
E. Emergency Management
F. Public Safety and Emergency Management Facilities
G. Hazardous Materials

Section 7: Noise	Regional Transportation Plan Air Quality Attainment Plan
Section 8: Administration and Implementation	CHAPTER 3: TRANSPORTATION AND CIRCULATION <i>(Continued)</i>
APPENDICES	
Appendix A: Policy Document Glossary	3.3 Public Transportation
Appendix B: Policies and Programs Related to Air Quality	Public Transit
Appendix C: General Plan Designation Correspondence	Private Bus Operator
	Proposed Transit Systems
	Passenger Rail
	Bicycling
	3.4 Transportation Control Measures
	3.5 Air Transportation
	Madera Municipal Airport
	Chowchilla Municipal Airport
	Proposed Eastern Madera County Airport
	3.6 Goods Movement
	Truck Transport
	Freight Rail
	3.7 Scenic Highways
	3.8 Findings
	3.9 Persons Consulted
	3.10 Bibliography
	CHAPTER 4: PUBLIC FACILITIES AND SERVICES
	4.1 Introduction
	4.2 Water
	Water Agencies
	Community Water Systems
	Groundwater and Well Usage
	4.3 Wastewater
	On-site Sewage Disposal Systems
	Public Wastewater Systems
	Non-community Wastewater Systems
	Proposed and Planned Expansions
	4.4 Drainage and Flood Control
	Topography and Geography
	Major Drainage Basins
	Precipitation
	Identified Drainage and Hooding Problem Areas
	4.5 Solid Waste Management
	Land Disposal Sites
	Waste Diversion
	Summary
	4.6 General Government
	4.7 Law Enforcement
	4.8 Fire Protection
	Fire Rating
	Impact of Development
	4.9 Utility Service Companies
	Pacific Gas & Electric
	Telephone Service
	Cable Television

BACKGROUND REPORT

INTRODUCTION

CHAPTER 1: LAND USE

1.1 Introduction	Regional Setting
	County Boundaries
1.2 1969 Madera County General Plan	General Plan Content and Organization
1.3 Area Plans	North Fork Area Plan
	O'Neals Area Plan
	Oakhurst-Ahwahnee Area Plan
	Coarsegold Area Plan
	Gunner Ranch West Area Plan
	Rio Mesa Area Plan
	State Center Community College Area Plan
1.4 Zoning	Summary of Zoning Districts
1.5 Existing Land Uses	County Land Use
	Historical Land Use by Geographic Area
	Generalized Description of Existing Land Use
1.6 City General Plans	City of Madera General Plan
	City of Chowchilla General Plan
1.7 LAFCO and Spheres of Influence	LAFCO Responsibilities
	Spheres of Influence
	Spheres of Influence in Madera County
1.8 Other City, County, and Regional Plans and Policies	Highway 41 Corridor Study
	San Joaquin River Parkway Plan
	Fresno County General Plan
	Merced County General Plan
	Mariposa County General Plan
	City of Fresno General Plan
	City of Clovis General Plan
	City of Firebaugh General Plan
	Sierra National Forest Land and Resource Management Plan

- 4.10 Education and Schools
 - Alview/Dairyland Union Elementary School District
 - Bass Lake School District
 - Chawanakee Joint School District
 - Chowchilla Elementary School District
 - Chowchilla Union High School District
 - Coarsegold Union School District
 - Madera Unified School District
 - Raymond-Knowles Union Elementary School District
 - Yosemite Union High School District
 - Sierra Joint Union High School District
 - School Financing
- 4.11 Libraries
- 4.12 Findings
- 4.13 Persons Consulted
- 4.14 Bibliography

CHAPTER 5: CULTURAL AND RECREATIONAL RESOURCES

- 5.1 Introduction
- 5.2 Prehistoric Resources
- 5.3 Historic Resources
 - Historic Development
 - Historic Sites and Buildings
- 5.4 Recreation
 - State Park Facilities
 - Federal Recreation Facilities
 - Madera County Recreational Lakes
 - Trails and Scenic Areas
 - Local Park and Recreation Facilities
 - Other Recreation Opportunities
 - Bicycling
- 5.5 Findings
- 5.6 Persons Consulted
- 5.7 Bibliography

CHAPTER 6: AGRICULTURAL AND NATURAL RESOURCES

- 6.1 Introduction
- 6.2 Agricultural Soils and Resources
 - Soil Associations
 - Land Capability Classifications
 - Important Farmland Mapping and Monitoring Program
 - Agricultural Production
 - Williamson Act Land
- 6.3 Timber
 - Timber-Related Employment and Revenue
 - Regulation of Timber Production
- 6.4 Mineral Resources
 - Surface Mining and Reclamation Act
 - Current Extraction Operations

- Existing Resource Management Plans
- 6.5 Water Resources
 - Major Hydrological Features
 - Surface Water Supply
 - Groundwater Supply
 - Water Quality
- 6.6 Biological Resources
 - Introduction
 - Biotic Habitats
 - Sensitive Biotic Resources
- 6.7 Air Resources
 - Air Basin Climatology
 - Air Quality Standards
 - Current Air Quality
 - Health Effects of Pollutants
 - Air Pollutant Sources
 - Regional Air Quality Planning
- 6.8 Findings
- 6.9 Persons Consulted
- 6.10 Bibliography
- 6.11 Glossary

CHAPTER 7: SAFETY

- 7.1 Introduction
- 7.2 Seismic and Geologic Hazards
 - Seismicity
 - Faults
 - Maximum Earthquakes
 - Groundshaking
 - Liquefaction
 - Landslides
 - Seiche
 - Subsidence
 - Volcanic Hazards
- 7.3 Flood Hazards
 - 100-Year Flood Plain
 - Dam Failure
 - Flood History
- 7.4 Fire Hazards
 - Structural Fire Hazards
 - Wildland Fire Hazards
 - Fire Prevention and Suppression
 - Fire Construction Standards
- 7.5 Airport Safety
 - Madera County Airport Land Use Compatibility Plan
 - Madera Municipal Airport
 - Chowchilla Municipal Airport
- 7.6 Hazardous Waste
 - Madera County Hazardous Waste Management Plan
 - Hazardous Waste Production and Disposal Contaminated Sites
 - Treatment, Storage, and Disposal Facilities
 - Potential Treatment and Storage Facilities

- Potential Repository Sites
- Transport Routes
- 7.7 Emergency Response
- 7.8 Findings
- 7.9 Persons Consulted
- 7.10 Bibliography
- 7.11 Glossary

CHAPTER 8: NOISE

- 8.1 Introduction
- 8.2 State Highways and Major County Roadways
- 8.3 Railroad Noise
 - AT&SF Railroad
 - Southern Pacific Railroad
- 8.4 Airports
 - Chowchilla Municipal Airport
 - Madera Municipal Airport
- 8.5 Stationary Noise Sources
 - Heublein Winery

- Baltimore Aircoil Company
- IKG Borden
- North Fork Energy/Saw Mill
- Raymond Granite Company
- 8.6 Community Noise Survey
- 8.7 Findings
- 8.8 Persons Consulted
- 8.9 Bibliography
- 8.10 Glossary

APPENDICES

- Appendix A: City of Madera Parks Inventory
- Appendix B: California Department of Fish and Game Wildlife Habitat Relationship System
- Appendix C: Traffic Assumptions for Noise Modeling
- Appendix D: Industrial Noise Monitoring Sites
- Appendix E: Seismic Zonation Maps of Madera County and Seismic Safety

Bibliographic References

City of Modesto Urban Area General Plan

Adopted August 15, 1995

I. INTRODUCTION TO THE MODESTO URBAN AREA GENERAL PLAN

- A. What Is the General Plan?
- B. What Is the Vision of this Community?
- C. What Are the Overall Goals Behind this Community Vision?
- D. What Are the Economic Development Goals of this Community Vision?
- E. What Are the Housing Goals of this Community Vision?
- F. Reader's Guide to this General Plan

II. COMMUNITY GROWTH STRATEGY

- A. Community Growth Strategy Diagram and Designations
- B. Community Growth Policies
- C. General Plan Maintenance

III. COMMUNITY DEVELOPMENT POLICIES

- A. Land Use Diagram
- B. Adopted General Plan Land Use Designations
- C. Land Use Policies
- D. Comprehensive Planning Districts

IV. HOUSING

- Letter from State Department of Housing and Community Development Dated April 7, 1995
- A. Introduction

- B. Summary of Housing Needs, Constraints, & Opportunities
- C. Summary of Housing Needs
- D. Summary of Housing Constraints
- E. Summary of Housing Opportunities
- F. Housing Policies

V. COMMUNITY SERVICES AND FACILITIES

- A. Introduction
- B. Circulation and Transportation
- C. Community Facilities--Water
- D. Community Facilities--Waste Water
- E. Community Facilities--Storm Water
- F. Community Facilities--Modesto-County Airport
- G. Community Facilities--Open Space and Parks
- H. Community Facilities--Public Schools
- I. Community Services--Transit
- J. Community Services--Police
- K. Community Services--Fire Protection
- L. Community Services--Solid Waste
- M. Community Services--Hazardous Materials Management

VI. PUBLIC SAFETY ISSUES

- A. Introduction
- B. Public Safety--Seismic and Geological Hazards
- C. Public Safety--Flooding Hazards
- D. Public Safety--Fire Hazards

E. Public Safety--Miscellaneous Issues

H. Air Quality

I. Energy Conservation

VII. ENVIRONMENTAL RESOURCES AND OPEN SPACE

- A. Introduction
- B. Local Open Space Plan
- C. Soils and Geologic Resources
- D. Agriculture Resource Policies
- E. Wildlife and Other Natural Resources
- F. Archeological and Cultural Resources
- G. Noise

VIII. GENERAL PLAN IMPLEMENTATION

- A. Introduction
- B. Submission and Approval of Subsequent Projects
- C. Sphere of Influence
- D. Annexation
- E. Comprehensive Plans
- F. Specific Plans

City of Novato General Plan

Adopted March 8, 1996

SUMMARY

INTRODUCTION

1. WHAT IS A GENERAL PLAN?
2. ORGANIZATION AND CONTENT OF THE PLAN
 - General Plan Elements
 - Goals, Objectives, Policies, and Programs
 - Background Information
3. GEOGRAPHIC SCOPE OF THE PLAN
4. THE GENERAL PLAN PROCESS
5. ADMINISTERING THE PLAN
 - Implementing the Plan
 - Amending the Plan
6. VISION AND GOALS FOR NOVATO
 - Vision
 - Goals

LAND USE

1. INTRODUCTION
 - Growth Management Program
 - Applying Land Use Policies to Specific Properties
 - Related Policies in Other Parts of the General Plan
2. BACKGROUND
 - Comparison with 1981 General Plan
 - Existing Conditions and Potential Development
 - Hamilton Field
 - Buck Center for Research in Aging
 - Projected Growth of Population and Jobs
 - Evolution of the Plan
 - Relationship to the Marin Countywide Plan

3. OBJECTIVES, POLICIES, AND PROGRAMS

- Land Use Designations Map
- Infrastructure and Public Services
- Constraints Analysis
- Sphere of Influence
- Interjurisdictional Coordination

TRANSPORTATION

1. INTRODUCTION
 - What is "Level of Service"?
 - Coordinating Regional Transportation Planning
2. BACKGROUND
 - Streets and Roads
 - 1995 Levels of Service
 - Coordinating Land Use and Transportation
3. OBJECTIVES, POLICIES, AND PROGRAMS
 - Alternatives to the Automobile
 - Bicycle and Pedestrian Facilities
 - Access for the Mobility-Impaired
 - Transportation Funding
 - Air Transportation

HOUSING

1. INTRODUCTION
 - Accomplishments
 - New Policies
2. GOALS, OBJECTIVES, POLICIES AND IMPLEMENTATION PROGRAMS
 - Conserve and improve Novato's existing housing supply
 - Increase and diversify housing opportunities
 - Increase housing opportunities for the disabled,

households with very-low to moderate incomes and for persons with special housing needs
 Promote fair and equal housing opportunities for all persons (regardless of race, age, religion, gender, sexual orientation, marital status, ancestry, national origin or color)
 Implementing the Housing Element

Agriculture
 Woodlands
 Scenic Resources
 Energy Conservation
 Air Quality
 Water Resources
 Solid Waste Reduction
 Mineral Resources
 Open Space
 Parks and Trails

3. HOUSING BACKGROUND

Public Participation
 Summary of Housing Background Section
 Summary of Demographic Trends
 Population Projections
 Household Characteristics
 Age Structure
 Minority Population
 Employment Projections
 Age and Condition of Housing Stock
 Annual Construction of Housing Units by Type 1981 to 1994
 Various Housing Characteristics
 Mobile Homes
 Special Housing Needs
 Affordable Housing
 Distribution of Household Income
 Household Income
 Ability to Pay Housing Costs
 ABAG Regional Housing Need Allocations
 Residential Inventory
 Constraints to Housing Development
 Community Sentiment
 Opportunities for Energy Conservation
 Evaluation of the Previous Housing Element
 Consistency with the General Plan

SAFETY & NOISE

1. INTRODUCTION

2. OBJECTIVES, POLICIES AND PROGRAMS & BACKGROUND INFORMATION

Seismic Hazards
 Non-Seismic Geologic Hazards
 Flood Hazards
 Emergency Preparedness
 Fire Protection
 Police Service
 Emergency Medical Care
 Hazardous Materials
 Electromagnetic Fields
 Aviation Hazards
 Noise
 Noise Characteristics
 Human Response to Noise
 Noise and Land Use Compatibility Standards
 Existing Noise Environment
 Future Noise Levels

ENVIRONMENT

1. INTRODUCTION

2. BACKGROUND

Streams and Other Bodies of Water
 Wildlife, Vegetation, and Habitats
 Wetlands
 Ridgelines and Other Scenic Resources
 Energy Conservation
 Archaeological Resources
 Historic Resources
 Air Quality
 Water Quality
 Solid Waste
 Mineral and Geological Resources
 Open Space and Parks

3. OBJECTIVES, POLICIES, AND PROGRAMS

Watercourses, Wetlands, and Bayfront Areas
 Wildlife and Native Plant Protection

ECONOMIC DEVELOPMENT AND FISCAL VITALITY

INTRODUCTION

Economic Development
 Existing Conditions
 Office, Retail, and Industrial Activity
 Employment: Novato Workers and Novato Residents
 Downtown
 Visitor and Tourism Activity
 Issues and Concerns Facing the City
 Land
 Social Capital
 Industries and Infrastructure in Transition
 City's Influence on a Sustainable Economy

Objectives, Policies, and Programs for Economic Development

Fiscal Vitality
 Existing Conditions
 Fiscal Conditions of City (Current)
 Trend/Projected Fiscal Condition of City

- Issues and Concerns Facing the City
 - Increasing Demands for City Services
 - Decrease in City’s Revenue
 - Fiscal Impacts of Development
 - Estimated Costs of General Plan Implementation
 - ExIstIng/New Sources of Revenue
 - Administrative Reform & Accountability
 - Regional Planning
 - Public/Private Partnerships/Privatization

Objectives, Policies, and Programs for Fiscal Vitality

HUMAN SERVICES

- 1. INTRODUCTION
- 2. BACKGROUND
 - Care of Senior Citizens
 - Child Care
 - Care of Disabled People
 - Youth Services
 - Social Service Programs
 - Medical Services
 - Other County Programs
- 3. OBJECTIVES, POLICIES, AND PROGRAMS

PUBLIC FACILITIES AND SERVICES

- 1 INTRODUCTION
- 2. BACKGROUND
 - Water
 - Wastewater Treatment and Disposal
 - Flood Control and Storm Drainage
 - Schools
 - Fire Protection and Emergency Medical Services
 - Other Public Facilities

COMMUNITY IDENTITY

- 1 INTRODUCTION
- 2. BACKGROUND
- 3. OBJECTIVES, POLICIES, AND PROGRAMS
 - Open Areas and Landscaping
 - Pedestrian Circulation
 - Downtown
 - Historic Resources and Public Art
 - Conservation of Architectural and Historic Resources
 - Public Art

- Appendix A: Novato Neighborhoods
- Appendix B: Reference Materials
- Novato General Plan Glossary
- Bibliography

Santa Clara County General Plan

Part 1: Introduction and Overview

- User’s Guide
- Executive Summary
- Vision of the General Plan
- County Profile

Part 2: Countywide Issues & Policies

- Growth and Development Chapter
- Economic Well-Being Chapter
- Social Well-Being Chapter
- Housing Chapter
- Transportation Chapter
- Parks and Recreation Chapter
 - Regional Parks and Public Open Space Lands
 - Trails and Pathways
 - Scenic Highways
- Resource Conservation Chapter
 - Water Supply Resources
 - Water Quality and Watershed Management
 - Habitat and Biodiversity

- Agriculture and Agricultural Resources
- Mineral Resources
- Heritage Resources
- Scenic Resources
- Solid Waste Management
- Energy Resources
- Health and Safety Chapter
 - Air Quality
 - Hazardous Materials and Waste
 - Emergency Preparedness
 - Noise
 - Natural Hazards
 - Aviation Safety
 - Health and Safety Facilities
 - Wastewater Disposal
- Governance Chapter

Part 3: Rural Unincorporated Area Issues & Policies

- Growth and Development Chapter
- Housing Chapter

Transportation Chapter
 Parks and Recreation Chapter
 Regional Parks and Public Open Space Lands
 Trails and Pathways
 Scenic Highways
 Resource Conservation Chapter
 Water Supply, Quality, and Watershed
 Management
 Habitat and Biodiversity
 Agriculture and Agricultural Resources
 Mineral Resources
 Heritage Resources
 Scenic Resources
 Health and Safety Chapter
 Air Quality
 Noise
 Natural Hazards
 Aviation Safety
 Wastewater Disposal
 Land Use Policies
 Resource Conservation Area Designations
 Baylands
 Agriculture
 Hillsides
 Ranchlands
 Open Space Reserves
 Existing Regional Parks
 Other Public Open Lands
 Rural Residential Areas
 Other Land Uses
 Major Educational & Institutional Uses
 Major Public Facilities
 Major Gas & Electric Utilities
 Transportation Facilities
 Roadside Services
 Solid Waste Disposal Sites
 Industrial Facilities
 Special Area Policies
 New Almaden Historical Area
 Los Gatos Watershed Area
 Los Gatos Hillside Specific Plan Area
 San Martin Planning Area
 Monterey Highway Use Permit Area
 East Foothills Policy Area

Guadalupe Watershed Area of Critical
 Environmental Concern
 Addendum: Site-Specific Amendments

Part 4: Urban Unincorporated Area Issues & Policies

General Land Use Management Chapter
 Stanford University Chapter

Part 5: South County Joint Area Plan

Overview
 Urban Growth and Development
 Economic Development
 Jobs/Housing Balance
 Education
 Infrastructure
 Infrastructure: Sewers/Sanitation
 Water Supply
 Water Quality
 Hazardous Materials and Waste Management
 Intergovernmental Coordination
 Infrastructure: Transportation
 Flood Control
 Local Drainage
 Agriculture
 Development Hazards/Environmental Safety
 Open Space and Recreation
 San Martin
 Coyote Valley
 Truck Stops
 Potential Intergovernmental Agreements
 Future Joint Planning

Part 6: Appendices

Appendix #1: State Mandated General Plan Elements
 Appendix #2: General Plan Administration
 Appendix #3: Open Space Element “Action Program
 Appendix #4: Housing Element Update, 1993

Maps and Diagrams

Land Use Plan Map
 Son Martin Planning Area Map Supplement (8.5" x
 11")
 Major Gas & Electric Utilities Map Supplement
 Regional Parks, Trails, and Scenic Highways Map

City of Sierra Madre General Plan

Adopted June 11, 1996

INTRODUCTION

Purpose
State Requirements
Organization of the Plan
Monitoring and Updating
Community Participation
Overview of the City of Sierra Madre

CHAPTER ONE -- LAND USE

Introduction
Statutory Requirements

Section One -- Land Use Designations

A. Over-view of Existing Conditions
B. Urban Form
C. Land Use Issues
D. Goals, Issue Areas, Objectives, Policies
 Overview of Land Use Policies
 Summary of Land Use Goals
 Distribution and Intensity of Land Use Development
 1. General -- Type and Mix
 2. Residential Land Uses
 Residential Low Density ---Neighborhood
 Conservation
 Residential -- Canyon Area
 Residential Low Density -- Hillside
 Residential Medium Density
 Residential Medium/High Density
 3. Combined Uses Designations
 Residential High Density -- Entrepreneur
 Commercial
 Artisan Mixed Use
 4. Institutional Land Uses
 Institutional
 Municipal Government
 5. Open Space Uses
 Open Space

Section Two -- Historic Preservation

A. Overview of Existing Conditions
B. Classifications of Historic Properties
C. Preservation Issues
D. Goals, Issue Areas, Objectives and Policies

Section Three -- Housing

A. Introduction
 1. Public Participation
B. Review of Previous Element
 1. Evaluation of 1973 Sierra Madre Housing Element
 2. Community Development Block Grants
 3. New Construction

4. Relationship between 1973 and 1996 Housing Element

C. Housing Needs Assessment

1. Population Characteristics
2. Income Characteristics
3. Employment Trends
4. Regional Housing Needs Assessment
5. Sierra Madre 1990 Housing Profile
6. Special Needs

D. Resources

1. Urban Pattern in Sierra Madre
2. Residential Development Opportunities
3. Financial Resources
4. Historically significant housing stock

E. Constraints

1. Hillside Development -- Geographical Constraints
2. Environmental and Infrastructure Constraints
3. Non-governmental Constraints
4. Governmental Constraints

F. Goals, Policies, Programs and Quantified Objectives

Section Four -- Economic Development

A. Overview of Existing Conditions
B. Economic Development Issues -- Constraints and Opportunities
C. Goals, Issue Areas, Objectives and Policies

Section Five -- Parking and Traffic

A. Overview of Existing Conditions
B. Street Classifications
C. Transportation Issues
D. Goals, Objectives, and Policies

Land Use Implementation Programs

CHAPTER TWO-- RESOURCE MANAGEMENT

Introduction
Statutory Requirements

Section One -- Hillside Preservation

A. Overview of Existing Conditions
B. Goals, Objectives and Policies

Section Two -- Tree Preservation

A. Overview of Existing Conditions
B. Goals, Objectives and Policies

Section Three -- Water Resources

A. Overview of Existing Conditions
B. Goals, Objectives and Policies

Section Four -- Waste Management and Recycling

- A. Overview of Existing Conditions
- B. Goals, Objectives and Policies

Section Five -- Air Quality

- A. Overview of Existing Conditions
- B. Goals, Objectives and Policies

Resource Management Implementation Measures

CHAPTER THREE -- HAZARD PREVENTION

Introduction

Statutory Requirements

Section One -- Fire Safety

- A. Overview of Existing Conditions
- B. Goals, Objectives and Policies

Section Two -- Flood/Landslide

- A. Overview of Existing Conditions
- B. Goals, Objectives and Policies

Section Three -- Seismic Safety

- A. Overview of Existing Conditions
- B. Goals, Objectives and Policies

Section Four -- Noise

- A. Overview of Existing Conditions
- B. Goals, Objectives and Policies

Hazard Prevention Implementation Measures

CHAPTER FOUR -- COMMUNITY SERVICES

Introduction

Statutory Requirements

Section One -- Law Enforcement

- A. Overview of Existing Conditions
- B. Goals, Objectives and Policies

Section Two -- Parks, Recreation and Senior Services

- A. Overview of Existing Conditions
 - 1. Recreational Programs and Organized Sports
 - 2. Parks and Recreation Facilities
- B. Goals, Objectives and Policies

Section Three -- Library Services

- A. Overview of Existing Conditions
- B. Goals, Objectives and Policies

Section Four -- Community Cultural and Special Events

- A. Overview of Existing Conditions
- B. Goals, Objectives and Policies

Section Five -- Transit Services

- A. Overview of Existing Conditions
- B. Goals, Objectives and Policies

Section Six -- Public Services

- A. Overview of Existing Conditions
 - Water System
 - Sewer System
 - Storm Drain System
 - Solid Waste
 - Power
 - Telecommunications
- B. Goals, Objectives and Policies

Community Service Implementation Programs